

# Board of County Commissioners

## Division of Planning & Development

### Development Review

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## **Development Review Committee Meeting** **June 5, 2006**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Dan Hickey-Fire Services, Barry Ginn-Barrineau Ginn & Associates, Inc., Dale Parrett-Public Works, Dave Davis-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:05 p.m.

*Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.*

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from May 30, 2006. Mr. Parrett seconded the motion and the motion carried.

### **OLD BUSINESS:**

#### **Big Oaks Plaza – Major Development – Preliminary Review**

Bennett Walling, Walling Engineering, was present and requesting preliminary approval to construct a commercial retail office. Staff comments consisted of labeling Sheet C4.1 to refer to Sheet C4.2 for Phase II information, labeling plans as preliminary, providing an updated traffic study for the site, creation of property owner's association (POA) for maintenance of drainage areas and preservation easements, distances for proposed driveway connection on C-466, providing a copy of the utility agreement from the agency supplying water and sewer. The committee discussed whether it be more beneficial to have the preservation easements and DRAs as tracts rather than portions of each individual lot. The applicant was asked to show proposed setback lines on the plans, correct property owner information on the cover sheet, and provide a landscaping plan. Mrs. Keenum stated each building should have its own address. Mrs. Howard and Mr. Davis had no comments. Mr. Hickey requested a copy of the plans for fire review. Mrs. Webb provided Mr. Hickey a copy of the plans for his review. Engineering comments requested that the plans be labeled as preliminary plans, label all construction within the C-466 right-of-way, correct lot number within the preservation easement area to correspond to the preliminary plat, show setback lines on each lot, add label bearing and distances for all centerlines, label deflection angles for centerlines, label building ties to property lines, make stop bars 24" wide instead of 18", label dumpster enclosure and provide detail, provide drainage calculations, add cross sections located on Sheet C6.5 cut. Mr. Ginn noted it is likely the 12,040 square foot building will require an internal sprinkler system which would prompt the need for a double detector backflow preventer at that site. He asked the applicant to revise the temporary jumper connection to remove reference to "City" and clear up text over text, provide a copy of all

regulatory permits, provide legal descriptions on the Memorandum of Agreement for Smallwood property and Barnes property. He noted that design, setback and buffer standards in paragraph a, shall only be allowed if the storm water management facility has been designed to utilize 80% impervious on the entire development parcel, and the Memorandum of Agreement does not address the potential need for roadway improvements on the adjacent right-of-way. Public Works comments were combined with the engineering comments.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans, any additional comments received from Fire Services and Public Works and addressing all comments on the Memorandum of Agreement. Mr. Parrett seconded the motion and the motion carried.

#### **Corky Smallwood Painting – Major Development – Preliminary Review**

Bennett Walling, Walling Engineering, was present and requesting preliminary approval to construct a commercial retail office. Staff comments consisted of removing Lot 1 from Sheet C2, providing a copy of the joint access agreement for the property on the western boundary, list the maximum building height on the plans, label the handicap parking spaces and add the sign location and details, submit an updated traffic study for the site, and list the proposed hours of operation and number of employees. The committee asked if this property will be included in the property owner's association for Big Oaks Plaza if one is created. The applicant was asked to provide a copy of the utility agreement from the agency supplying water and sewer, show the proposed setback lines on the plans, and provide a landscaping plan. Mrs. Keenum, Mrs. Howard, Mr. Davis and Mr. Hickey had no comments. Engineering comments consisted of labeling the plans as preliminary plans, provide detail on Sheet C4.2 concerning the driveway connection on C-466, show spot elevations along with proposed contours on the proposed project site on Sheet C6.1-Master Grading Plan, show on Sheet C6.2 where the cross-sections are taken on Sheet C6.3, clarify the label on Sheet C7.1 that informs the contractor to install a 10" gate valve and the remainder of the line is being installed by others, provide a complete striping and signage plan on Sheet C4.1-label the size and color stripes, label the handicap space and show the signage for the handicap parking spaces, stop bars must be 24" wide and white in color, all stop bars within the C-466 right-of-way shall be lead-free thermoplastic, provide a driveway cross-section, please clarify construction for mitered end section in the DRA and the pond bottom and show the improvements proposed on C-466, the intersection at C-466 needs to be evaluated for safety, and will a right-turn lane be required on C-466 for the development. Public Works comments were combined with the engineering comments.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

*Mr. Ginn excused himself from the meeting.*

*Mr. Springstead joined the Committee as County Engineer for the Villages projects.*

#### **NEW BUSINESS:**

#### **VOS – Allandale Villas – Major Development – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Incorporated, was present and requesting final plat approval to develop a 94-lot/8-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar. Mr. Parrett seconded the motion and the motion carried.

**VOS – Unit 126 – Major Development – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Incorporated, was present and requesting final plat approval to develop a 283-lot/2-tract subdivision. All comments were received and will be addressed; however, at this time, comments from the surveyor have not been provided. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, and Mr. Parrett had no comments. Engineering comments consisted of easement on engineering plans between Lots #1-2 are not on the plat, and detail is needed on easement between Lots #240-242.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar and any comments received from the surveyor. Mrs. Keenum seconded the motion and the motion carried.

**VOS – Unit 127 – Major Development – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Incorporated, was present and requesting final plat approval to develop a 300-lot/1-tract subdivision and construct 2.42 miles of public roadway. All comments were received and will be addressed; however, at this time, comments from the surveyor have not been provided. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, and Mr. Parrett had no comments. Engineering comments consisted of easement on Lot 127 is not on the engineering plans and a sanitary sewer easement is needed on Lot #144 and Lot #145.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar and any comments received from the surveyor. Mrs. Keenum seconded the motion and the motion carried.

**TV – Freedom Point Independent Living Facility – Major Development – Preliminary & Engineering Review**

Lee Clymer, Farner Barley and Associates, Incorporated, and Ron Grant, The Villages, were present and requesting preliminary and engineering approval to develop an adult living facility/independent living facility. Mrs. Rogers inquired about signage which limits golf cart on Buenos Aires Boulevard. Mr. Grant stated the development did not intend that Buenos Aires Boulevard be used by golf carts. Engineering comments consisted of traffic control device for golf carts, alignment of roadways, and stop devices for traffic exiting the facility. Staff comments included: label the length of the loading zones, add a stop sign and stop bar at the parking garage exit on the north side as well as on the drive lane on the west side of the parking garage, a “Do Not Enter” sign be placed at the exit of the circular drive adjacent to the ARC building, use of the pavement next to the future chiller/mechanical building for allowing additional space for those backing out of the end parking spaces, a “No Thru Traffic” sign be placed at the roadway adjacent to the parking garage, and a “residents only” parking sign be located at the parking garage. Public Works only comment consisted of whether a traffic light at the southeast entrance would ever be an option. Mrs. Keenum, Mrs. Howard, Mr. Davis, and Mr. Hickey had no comments.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

### **VOS – Citizens First Bank at Colony Plaza – Major Development – Preliminary & Engineering Review**

Lee Clymer, Farner Barley and Associates, Incorporated, and Ron Grant, The Villages, were present and requesting preliminary and engineering approval to construct a 5,046 square foot bank facility. Staff comments consisted of providing a by-pass lane as required by the Land Development Code, minimum setback requirement for the dumpster is 10' from the property boundary, and as proposed, will the dumpster be in a safe access location. The representatives agreed to relocate the dumpster to the west provided the setback requirement is waived. Mr. Clymer stated they will be using the ATM lane as the by-pass lane. Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, and Mr. Parrett had no comments. Engineering comments consisted of location of fire hydrant and handicap access.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

### **VOS – Whiskey Creek Fire Grill Restaurant – Major Development – Preliminary & Engineering Review**

Lee Clymer, Farner Barley and Associates, Incorporated, and Ron Grant, The Villages, were present and requesting preliminary and engineering approval to construct a 6,388 square foot restaurant. Staff's only comment consisted of correcting the name on the cover sheet. Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, and Mr. Parrett had no comments. Engineering's only comment consisted of the sidewalk construction for cross sloping.

Mrs. Webb moved to approve the preliminary and engineering plans subject to the comment being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

### **The Villages of Sumter – Master Plan Approval Review**

Lee Clymer, Farner Barley and Associates, Incorporated, and Ron Grant, The Villages, were present and requesting approval to include 89 acres into the existing Master Plan. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to recommend approval to the Zoning and Adjustment Board. Mrs. Keenum seconded the motion and the motion carried.

### **Public Forum**

Public Works requested written documentation from the developer stating the County is not responsible for the maintenance of pavers or any cosmetic roadway that doesn't meet county standards.

The next meeting is scheduled for June 12, 2006.

Mrs. Webb moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

Meeting adjourned at 3:55 p.m.